

Carlisle Housing Authority
Meeting Minutes
November 24, 2014

Present: Alan Lehotsky, Chair; Carolyn Ing; Mark Levitan; Steven Pearlman; Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** W. Randall Brown

Guest: Basu Sarkar, resident

1. Meeting called to order at 7:33 p.m.

2. Community Input

- a. Mr. Sarkar addressed the meeting. A 25-year resident of Carlisle, he lamented the extremely limited housing options available in Carlisle for "empty-nesters" wishing to downsize both the size and cost of housing. He noted that the senior housing shortage is serious for those whose income and assets would disqualify them from affordable housing. He noted that the net effect of this shortage, is that it is forcing residents such as him, who have paid many tens of thousands of dollars in taxes to the town, to move away. He also expressed concerns about land costs and current lot density limitations for smaller homes, which seniors might want to build. He challenged the board to address the problem.

3. Old Business

A. NOAH Benfield Farms

- a. **Water aesthetic quality/septic odor.** Ms. Barnett reported that she had received no further complaints about either issue.

B. 338 Bedford Road Intellectually-disabled group homes

- a. **Request for Proposals.** Ms. Barnett reported that the notice for the release of the Request for Proposals (RFP) had been drafted and submitted for publication to the Central Registry. She also drafted the local newspaper notice. She stated that the lengthy RFP Appendices will be available to the public by download or paper copy. She outlined the schedule of known milestones:

12/03/14	Release to bidders
12/17/14	Bidders conference, Town Hall, 10 AM
01/20/15	Final opportunity for bidders' questions
01/28/15	Proposal submissions due

Members are encouraged to attend the bidder's conference in December. Bid evaluation and finalist interviews remain to be scheduled, but it is hoped that selection of a developer will continue on target for the mid-February to early-March time frame.

C. Long Ridge Road Chapter 40B update

- a. Mr. Lehotsky reported that the next ZBA meeting is scheduled for December 15. He said that a mutual agreement has been reached to extend the original 180-day deadline for the hearing.

D. Commonwealth of Mass. Community Innovation Challenge Grant

- a. Ms. Barnett stated that the current Commonwealth of Massachusetts budget shortfall would most likely result in a Community Innovation Challenge funding cuts which had the potential to negatively impact this grant.

E. Inclusionary Zoning - next steps

- a. Ms. Barnett initiated the discussion with the report that per the Housing Authority's earlier request, the Planning Board (PB) had agreed to give the Housing Authority time on the PB December 8th meeting agenda to discuss Inclusionary Zoning. She then offered to assist the Housing Authority in preparation by drafting a brief presentation for the PB meeting, for Housing Authority board member review and revision. Mr. Levitan agreed to participate in the drafting and presentation of the topic to the Planning Board. Housing Authority consensus was that the goal is to establish a collaborative effort with the Planning Board to support an Inclusionary Zoning bylaw warrant article at the Spring 2015 Town Meeting.

Ms. Barnett also suggested that the Housing Authority might consider submitting a request for funding for legal review of any draft IZ bylaw from the Carlisle Affordable Housing Trust (CAHT). Prior to any funding application submission, she also offered to check with the Town Administrator as to whether or not these legal costs would be covered by the Town Counsel retainer contract.

Mr. Pearlman reiterated his interest in placing an article in the Town Meeting warrant supporting development of rental affordable units on the Banta-Davis property. Consensus also was to approach the Board of Selectmen with this topic at an upcoming BOS meeting.

3. New Business

- a. None

4. Authorizations

- a. None

- 5. Approval of Minutes.** Minutes of the November 10, 2014 meeting were reviewed and discussed. A motion to accept the minutes as written was made by Ms. Ing, seconded by Mr. Pearlman; all present aye, the motion passed.

- 6. Next Meeting Dates:** Monday, December 8.

- 7. Meeting Adjourned** at 8:24 p.m. Motion by Mr. Levitan, second by Ms. Ing; all present aye, the motion passed.

Respectfully submitted,

Mark Levitan, Secretary